



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 20, 1982

Mr. John V. Lins  
PCI Engineering, Inc.  
1025 Cromwell Bridge Road  
Baltimore, Maryland 21204

RE: Arcadia Volunteer Fire Co., Inc.  
Addition (Case No. 82-148-XSPHA)  
Arcadia Avenue -  
5th Election District


Dear Mr. Lins:

Your letter dated April 19, 1982, to Mr. William E. Hammond, Zoning Commissioner, has been referred to me for reply. You have requested information concerning the above-referenced matter.

As the result of a public hearing, Orders dated January 8, 1982 granted the Arcadia Volunteer Fire Company, Inc. the right to construct an addition to the existing station. Subsequent to these Orders, a building permit was filed and the site plans were approved by this office on May 17, 1982.

If you have any further questions regarding this matter, please feel free to contact me.

Very truly yours,

  
JAMES E. PYER  
Zoning Supervisor

JED:DAS:nr

cc: Mr. Roger Persons  
Farmers Home Administration State Office  
151 East Chestnut Hill Road  
Newark, Delaware 19713

Mr. William E. Hammond, Zoning Commissioner  
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner  
Mr. Douglas A. Swan, Zoning Associate III  
Case File



ENGINEERING, INC.  
Mechanical and  
Electrical Consultants

82-111  
949  
April 19, 1982

Mr. William E. Hammond  
Baltimore County, Maryland  
Department of Planning and Zoning  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Arcadia Volunteer Fire Co., Inc. 82-148-XSPHA  
Permit No. 42537/C-354-82  
Please review


Dear Mr. Hammond:

We are the engineers for the Addition to the Arcadia Volunteer Fire Co. fire house. A variance, special exception and special hearing (Case No. 4847-XV) were approved by your department in February of this year, and the permit application was approved by Planning and Zoning the week of April 11, 1982.

This project is being financed by the Farmers Home Administration. One of the conditions for their acceptance is a letter from the Baltimore County Department of Planning and Zoning saying the drawings meet all County codes and requirements that are applicable to zoning. This letter should be addressed to Mr. Roger Persons, Farmers Home Administration State Office, 151 East Chestnut Hill Road, Newark, Delaware 19713. If it is possible, I would like a copy of the letter for our file. Your attention to this matter would be greatly appreciated.

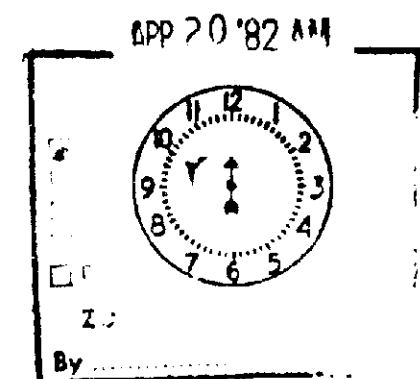
Very truly yours,

PCI ENGINEERING, INC.

  
John V. Lins

JVL/as

C 354-82  
Plan app  
5 ED  
for Doug



# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.b. to permit 67 parking spaces instead of the required 121 parking spaces. Section 1401.3B.3 to permit a side yard of 5 ft. both near yard setback of 21 feet. In lieu of the required 35 feet. *See P. 1/1/81*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Part of existing parking lot is needed for building to house new fire truck and fire-fighting equipment needed to meet required fire-fighting capability of the area.
2. Remainder of site is not large enough to hold required parking. 127 parking spaces are available on adjacent Fire Company property within 500 feet of fire house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: *ARCADIA VOL. FIRE CO., INC.*  
(Type or Print Name)  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Legal Owner(s):  
(Type or Print Name)  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Attorney for Petitioner:  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Attorney's Telephone No.: *653-0262*

Address: *3655 Old Court Rd., Ste. 5*  
City and State: *Baltimore, MD 21208*

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Name: *Roger N. Powell*  
Address: *3655 Old Court Rd., Suite 5*  
City and State: *Baltimore, MD 21208*  
Telephone No.: *653-0262*

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of November, 1981, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of December, 1981, at 11:00 o'clock A.M.

Signature: *[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve To amend the original Special Exception in Case No. 4847XV to permit an addition to the existing building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: *ARCADIA VOL. FIRE CO., INC.*  
(Type or Print Name)  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Legal Owner(s):  
(Type or Print Name)  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Attorney for Petitioner:  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Attorney's Telephone No.: *653-0262*

Address: *3655 Old Court Rd., Ste. 5*  
City and State: *Baltimore, MD 21208*

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Name: *Roger N. Powell*  
Address: *3655 Old Court Rd., Suite 5*  
City and State: *Baltimore, MD 21208*  
Telephone No.: *653-0262*

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of November, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of December, 1981, at 11:00 o'clock A.M.

Signature: *[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a volunteer fire company.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: *ARCADIA VOL. FIRE CO., INC.*  
(Type or Print Name)  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Legal Owner(s):  
(Type or Print Name)  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Attorney for Petitioner:  
Signature: *Roger N. Powell*  
Address: *5415 Arcadia Avenue*  
City and State: *Upperco, MD 21155*

Attorney's Telephone No.: *653-0262*

Address: *3655 Old Court Rd., Ste. 5*  
City and State: *Baltimore, MD 21208*

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Name: *Roger N. Powell*  
Address: *3655 Old Court Rd., Suite 5*  
City and State: *Baltimore, MD 21208*  
Telephone No.: *653-0262*

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of November, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of December, 1981, at 11:00 o'clock A.M.

Signature: *[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Condonari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

December 16, 1981

Roger N. Powell, Esquire  
3655 Old Court Road  
Suite 5  
Baltimore, Maryland 21208

FE: Item No. 82  
Arcadia Volunteer Fire Company, Inc.  
Special Exception, Special Hearing and  
Variance Petitions

Dear Mr. Powell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, located on the south side of Arcadia Avenue east of Hanover Road, is presently zoned R.C. 2 and improved with the facilities of the Arcadia Volunteer Fire Company, which was built as a result of Case #4847-XV. Adjacent properties are improved with commercial uses to the north and individual dwellings to the east and west.

In view of your clients' proposal to construct an addition to the rear of the existing structure and provide less parking than required on land that was not included in the previous hearing, this combination hearing is required.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses. For information on the former comments, you may contact Mr. Rob Powell at 484-2762.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
NICHOLAS B. CONDONARI  
Chairman, Zoning Plans Advisory Committee

Page 2  
Arcadia Volunteer Fire Company, Inc.  
Item No. 82

MEMO:

cc: C. A. Myers  
5732 Emory Road  
Upperco, Maryland 21155

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

November 25, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #82 (1981-1982)  
Property Owner: Arcadia Vol. Fire Co., Inc.  
S/S Arcadia Ave. 1,000' E. of centerline of Hanover Rd.  
Acres: 1.027 District: 5th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Arcadia and Carnival Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way, with a fillet area for sight distance at their intersection.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #82 (1981-1982)  
Property Owner: Arcadia Vol. Fire Co., Inc.  
Page 2  
November 25, 1981

### Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.  
This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line.

Baltimore County Water and Sewerage Plans W and S-9B, as amended, respectively indicate "No Planned Service" in the area.

Very truly yours,

*[Signature]*  
ROBERT A. WILSON, S.E., Chief  
Bureau of Public Services

RAM:EAH:FWR:SS

cc: Jack Wimbley

BP-SR Key Sheet  
97 NW 42 Pos. Sheet  
NW 25 K Topo  
25 Tax Map



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s), and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3<sup>rd</sup> day of January, 1982, that the herein Petition for Variance(s) to permit 67 parking spaces in lieu of the required 121 spaces, a rear yard setback of 21 feet in lieu of the required 35 feet, and side yard setbacks of five feet for the existing improvement and proposed addition in lieu of the required 35 feet, in accordance with the site plan prepared by C.A. Meyers and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

*William E. Hammond*  
Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner herein seeks to amend the site plan filed in Case No. 4847-XV to expand the existing volunteer fire company.
2. On January 11, 1960, the then Deputy Zoning Commissioner, John G. Rose, granted a special exception for a volunteer firehouse on the subject property, together with a variance to permit a side yard setback of six feet in lieu of the required twenty feet (Case No. 4847-XV).
3. Subsequently, an addition to the existing improvement was constructed to house five pieces of fire suppression equipment, rest rooms, and a community hall. The instant petition proposes to increase the square footage of the existing facility (4,500 square feet on each of the two levels) by 4,800 square feet on one level in order to house a 2,500 gal. on capacity pumper and to provide for future expansion. Mr. Gary W. Bowman, President, Arcadia Volunteer Fire Company, Inc., testified that it is mandatory that their equipment inventory include an increase in water storage and pumper capabilities because their territory lacks metropolitan water and that the new piece of equipment would have a larger storage tank than the existing 1,000 gallon capacity pumpers.
4. No protestants appeared at the hearing in opposition to the petition.
5. To approve the amendment would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3<sup>rd</sup> day of January, 1982, that the amendment to the site plan filed in Case No. 4847-XV to expand the existing volunteer fire company, in accordance with the site plan prepared by C.A. Meyers and marked Petitioner's Exhibit 1, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

*William E. Hammond*  
Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 5021 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8<sup>th</sup> day of January, 1982, that the herein Petition for Special Exception to expand the existing volunteer fire company, in accordance with the site plan prepared by C.A. Meyers and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Permits and Licenses, dated November 16, 1981, and the Department of Health, dated December 8, 1981.
2. The addition shall be limited to the storage of fire suppression equipment and/or its associated equipment and material and, in keeping with the Department of Health's comments, shall not be used to accommodate any expansion of the kitchen or banquet hall facilities presently located in the existing improvement unless approved by the Department of Health.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

*William E. Hammond*  
Zoning Commissioner of  
Baltimore County

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

December 8, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 82, Zoning Advisory Committee Meeting of November 10, 1981, are as follows:

Property Owner: Arcadia Vol. Fire Co., Inc.  
Location: S/S Arcadia Avenue 1000' E. of centerline of Hanover Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit 67 parking spaces in lieu of the required 121 spaces, Special Hearing to amend the original Special Exception (Case #4847 XV) to permit an addition to the existing building and a Special Exception for a fire company.  
Acres: 1.027  
District: 5th

The existing building is presently served by a drilled well and sewage disposal system. The proposed building addition will be used to store additional fire fighting equipment. The proposed addition will not be permitted to accommodate any expansion of the kitchen or banquet hall facilities located in the ground floor of the existing building.

Prior to approval of a building permit for the proposed addition, the existing septic tank must be located, the physical condition of the baffles inspected and its contents removed by a licensed scavenger.

If any renovation and/or installation of equipment for the existing food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,  
*Jan J. Forrest*  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJP/fth

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RANCKE  
CHIEF

December 15, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Arcadia Volunteer Fire Company, Inc.

Location: S/S Arcadia Avenue 1000' E. of centerline of Hanover Road

Item No.: 82

Zoning Agenda: Meeting of November 10, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Newland*  
Planning Group  
Special Inspection Division

Noted and  
Approved: *George M. Newland*  
Fire Prevention Bureau

JK/mj/cm

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI JR.  
DIRECTOR

November 16, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82 Zoning Advisory Committee Meeting, November 10, 1981 are as follows:

Property Owner: Arcadia Vol. Fire Co., Inc.  
Location: S/S Arcadia Avenue 1000' E. of centerline of Hanover Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit 67 parking spaces in lieu of the required 121 spaces, Special Hearing to amend the original Special Exception (Case #4847 XV) to permit an addition to the existing building and a Special Exception for a fire company.  
Acres: 1.027  
District: 5th

The items checked below are applicable:

- X
- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
  - B. A building/\_\_\_\_\_ permit shall be required before beginning construction.
  - C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
  - D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

Exterior wall's erected within 6' of adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments - Show compliance to State Handicapped Code on plans. What is the remainder of the structure used for and does it have the required fire separation?

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CER:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dule, Superintendent

Towson, Maryland - 21204

Date: November 6, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: November 10, 1981

RE: Item No: 82, 83, 84, 85  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*William E. Hammond*  
William E. Hammond, Assistant  
Department of Planning

WNP/bp

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-0333

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

January 8, 1982

Roger N. Powell, Esquire  
3655 Old Court Road, Suite 5  
Baltimore, Maryland 21208

RE: Petitions for Special Exception, Special Hearing, and Variances S/S of Arcadia Avenue, 905' E of Hanover Road - 5th Election District Arcadia Volunteer Fire Company, Inc. - Petitioner NO. 82-148-XSPHA (Item No. 82)

Dear Mr. Powell:

I have this date passed my Orders in the above referenced matter in accordance with the attached.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/eri

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

December 22, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82, Zoning Advisory Committee Meeting, November 10, 1981, are as follows:

Property Owner: Arcadia Vol. Fire Co., Inc.  
Location: S/S Arcadia Avenue 1000' E of centerline of Hanover Road  
Acres: 1.027  
District: 5H

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but only to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All parking areas should be effectively screened from adjacent residential premises.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond  
To: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition 82-148-XSPHA

In view of the proposal to construct an addition for additional fire-fighting equipment, and in view of the public need for such service, this office is not opposed to the granting of this petition.

*Norman E. Gerber*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:dme

PETITION FOR SPECIAL EXCEPTION; SPECIAL HEARING & VARIANCE

5th DISTRICT

ZONING: Petition for Special Exception, Special Hearing and Variance  
LOCATION: South side of Arcadia Ave., 905 ft. East of Hanover Rd.  
DATE & TIME: Tuesday, December 2, 1981 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for a volunteer fire company; Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to amend the original Special Exception in Case No. 4847XV to permit an addition to the existing building; and Variance to permit 67 parking spaces instead of the required 121 parking spaces, and to permit a rear yard setback of 21 feet and side yard setback of 5 feet, both in lieu of the required 35 feet.

The Zoning Regulation to be excepted as follows:

Section 409.2.b - Minimum required parking spaces  
Section 1A01.3B.3 - Minimum rear yard and side yard setbacks in R.C.2 Zone

All that parcel of land in the Fifth District of Baltimore County,

Being the property of Arcadia Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Department  
Hearing Date: Tuesday, December 29, 1981 at 11:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



STEPHEN E. COLLINS  
DIRECTOR

March 9, 1982

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of November 10, 1981  
Property Owner: Arcadia Vol. Fire Co., Inc.  
Location: S/S Arcadia Avenue 1000' E. of centerline of Hanover Road  
Existing Zoning: R. C. 2  
Proposed Zoning: Variance to permit 67 parking spaces in lieu of the required 121 spaces, Special Hearing to amend the original Special Exception (Case #4847 XV) to permit an addition to the existing building and a Special Exception for a fire company.

Acres: 1.027  
District: 5H

Dear Mr. Hammond:

The requested variance to parking can be expected to cause parking problems in the area. The public streets in the area are narrow and should not be used for parking.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza

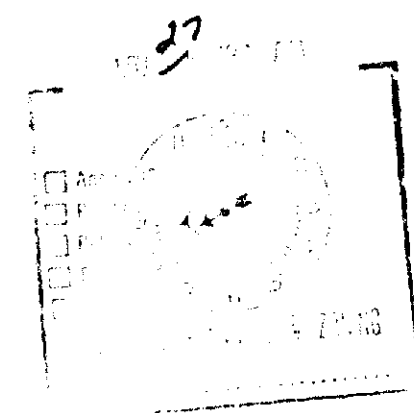
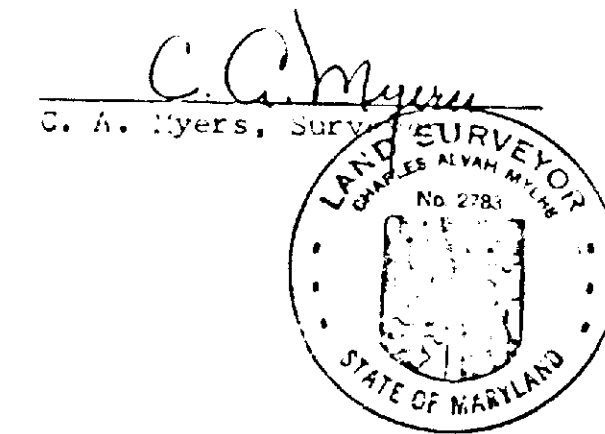
82-148 X SPHA  
12/29

C. A. Myers  
State Registered Surveyor No. 2783

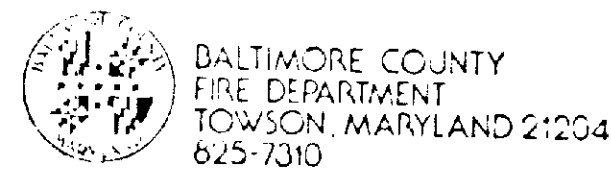
PHONE 429-5070

All that lot or parcel of land situated, lying and being in the Fifth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING on the South side of Arcadia Avenue, 905 feet East of the center of Hanover Road, running thence, South 13 degrees 34 minutes 30 seconds East 131.00 feet, South 83 degrees 04 minutes East 225.69 feet to the center of Western Maryland Railroad, thence binding, South 13 degrees 21 minutes East 133.26 feet, thence North 83 degrees 04 minutes East 205.32 feet, North 22 degrees 03 minutes East 35.55 feet, North 74 degrees 00 minutes East 77.93 feet, North 29 degrees 03 minutes East 21.00 feet, North 12 degrees 37 minutes 30 seconds East 198.39 feet to the South side of Arcadia Avenue, thence binding two lines, North 71 degrees 25 minutes East 20 feet and North 73 degrees 10 minutes East 50.00 feet to the place of beginning, containing 1.227 of an acre of land more or less.



Item #82



PAUL H. RENCKE  
CHIEF

December 15, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Arcadia Volunteer Fire Company, Inc.

Location: S/S Arcadia Avenue 1000' E. of centerline of Hanover Road

Item No.: 82  
Zoning Agenda: Meeting of November 10, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Patricia J. Kelly* 12/14/81  
Planning Group  
Special Inspection Division  
Noted and Approved: *George M. McGonigle*  
Fire Prevention Bureau

JH/rb/cm

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 24, 1981

Robert N. Powell, Esquire  
3655 Old Court Road  
Suite #5  
Baltimore, Maryland 21208

RE: Petition for Special Exception, Special Hearing and Variance  
S/S Arcadia Ave., 905' E of Hanover Rd.  
Arcadia Vol. Fire Co., Inc. - Petitioner  
Case #82-148-XSPHA

Dear Mr. Powell:

This is to advise you that \$88.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 102700  
DATE 12/29/81 ACCOUNT 01-662  
AMOUNT \$88.50  
RECEIVED FROM Arcadia Volunteer Fire Co.  
FOR Posting & Advertising of Case #82-148-XSPHA  
VALIDATION OR SIGNATURE OF CASHIER

Roger N. Powell, Esquire  
3655 Old Court Rd., Suite 5  
Baltimore, Maryland 21208

December 1, 1981

NOTICE OF HEARING

RE: Petitions for Special Exception, Special Hearing and Variance  
S/S Arcadia Avenue, 905' E of Hanover Road  
Arcadia Volunteer Fire Co., Inc.  
Case #82-148-XSPHA

TIME: 11:00 A.M.

DATE: Tuesday, December 29, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: C. A. Myers  
5732 Emory Road  
Upperco, Maryland 21155

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



**C. A. Myers**  
State Registered Surveyor No. 2783

PHONE: 429-5879

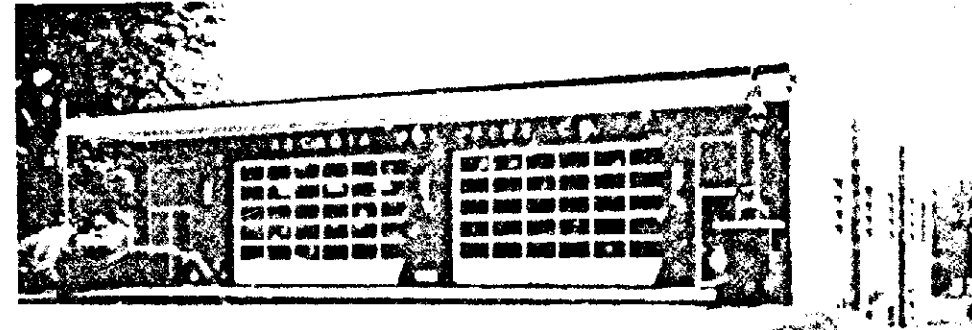
ALL that lot or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING on the South side of Arcadia Avenue, 1000 feet East of the center of Hanover Road, running thence, South 13 degrees 36 minutes 30 seconds West 131.00 feet, South 33 degrees 04 minutes West 255.50 feet to the center of Western Maryland Railroad, thence binding, South 13 degrees 21 minutes West 133.25 feet, thence North 33 degrees 04 minutes East 205.32 feet, North 29 degrees 03 minutes East 55.55 feet, North 74 degrees 00 minutes East 77.73 feet, North 29 degrees 03 minutes East 21.00 feet, North 12 degrees 37 minutes 30 seconds East 193.93 feet to the South side of Arcadia Avenue, thence binding two lines, North 71 degrees 25 minutes West 20 feet and North 78 degrees 10 minutes West 50.00 feet to the place of beginning, containing 1.027 of an acre of land more or less.

*C. A. Myers*  
C. A. Myers, Surveyor

*fld*

## Arcadia Volunteer Fire Company



PHONE 374-4111 5415 Arcadia Avenue Upperco, Maryland 21155

October 31, 1981

Dear Commissioner Hammond:

At this time the Arcadia Volunteer Fire Company would like to request a emergency hearing on the zoning for our new building addition.

The reason for this request is that the company's new engine will soon be on arrival. As of now with the new engine, the chassis comes off the assembly line November 10, 1981, and then goes on to Jar-Mar on November 23, 1981 for the body. Our new building is needed to keep our new engine in. If hearing could be scheduled soon as possible it would eliminate our major problem. Please reply to below person:

Robert Stockdale  
3915 St. Paul Rd.  
Hampstead, Md. 21074  
or call  
(301) 374-3560

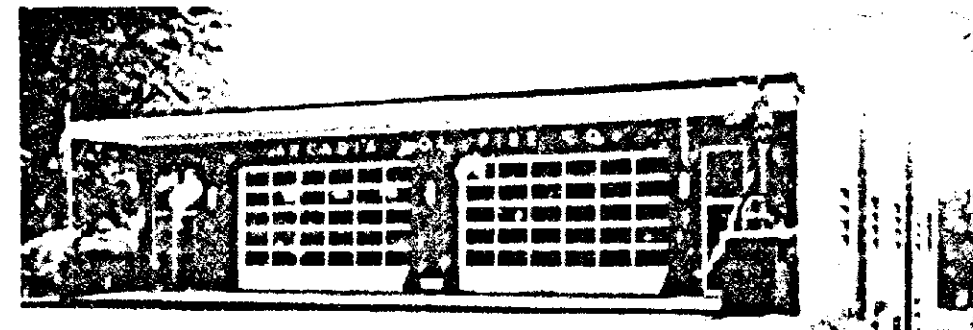
Thanks again  
Arcadia Vol. Fire Co.

*Gary W. Gorman*  
Gary Gorman President  
*Gail Blizzard*  
Gail Blizzard Secretary



*Robert Stockdale*  
Robert Stockdale Asst. Chief

## Arcadia Volunteer Fire Company



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3915 St. Paul Rd.  
Hampstead, Md. 21074  
or call  
(301) 374-3560

Thanks again  
Arcadia Vol. Fire Co.

*Gary W. Gorman*  
Gary Gorman President  
*Gail Blizzard*  
Gail Blizzard Secretary  
*Robert Stockdale*  
Robert Stockdale Asst. Chief

## Preliminary Engineering Report

Addition to the  
Arcadia Volunteer Fire Company, Inc.  
Arcadia, Maryland

ENGINEER'S  
EXHIBIT 2

PCI Engineering, Inc.  
1025 CROMWELL BRIDGE RD.  
BALTIMORE, MD. 21202

**PCI ENGINEERING, INC.**  
Mechanical and  
Electrical Consultants

July 30, 1981

U. S. Department of Agriculture

Subject: Arcadia Volunteer Fire Company, Inc.  
60' x 80' Addition and Related Work

Procedure Reference No.: 1942.17 (a) (7) (iii)  
1942.17 (a) (6) (i) (c)

Item No. 21 Financial Feasibility Study

Gentlemen:

The present Fire House will not accommodate a new Pumper Tanker.

The addition will be used for storing this new equipment. The cost estimate for this work is not to exceed \$125,000.00.

Respectfully submitted,

*Ralph E. Phillips III*  
Ralph E. Phillips III  
President

REP/as

**PCI ENGINEERING, INC.**  
Mechanical and  
Electrical Consultants

July 30, 1981

U. S. Department of Agriculture

Subject: Arcadia Volunteer Fire Company, Inc.

Procedure Reference No.: 1942-A

Item No.: 24 Opinion

Guide No.: 15, Item 9

Gentlemen:

We have examined the site, the existing conditions, and the area of concern at Arcadia, Maryland. It is our opinion that a new addition (60' x 80', one story building) to the existing Fire House will meet all Federal, State and area wide requirements.

Very truly yours,

*Ralph E. Phillips III*  
Ralph E. Phillips III  
President

REP/as

**PCI ENGINEERING, INC.**  
Mechanical and  
Electrical Consultants

July 30, 1981

## PRELIMINARY ENGINEERING REPORT

Addition to  
Arcadia Volunteer Fire Company, Inc.  
Arcadia, Maryland

## A. Need for the Facility

The fire company is in need of additional equipment to enhance the fire fighting capability of the organization. The equipment is to include a new pumper tanker. The present facility has no space to accommodate additional equipment.

## B. Existing Facility

The existing facility consists of a two-story masonry structure. The upper level contains the fire fighting equipment and is entered at grade along Arcadia Avenue. The lower level contains a kitchen and hall. Grade at the site is such that the lower floor is at ground level at the rear of the building. The building is heated by an oil-fired boiler located in an appurtenance to the building at the rear. The capacity of the existing boiler appears to be excessive for the facility. The boiler is also near the end of its life expectancy. Domestic hot water is generated by the same boiler. The building has been well maintained and is in good condition. The east and west walls are concrete block with no evidence of insulation.

## C. Proposed Facility

The proposed facility consists of a 60' x 80' x 14' pre-engineered metal building. The building is to be located adjacent to the south wall of the existing structure at the lower level. The building will be designed to meet codes in effect for the location. The heating system will be designed with sufficient capacity to produce 70°F inside temperature with 0°F outside. Structural design will be for 30 psf roof load and a 25 psf wall load. Insulation systems will provide R-19 in the roof and R-11 in the side walls. This will produce an energy efficient building.

As part of this project, the existing non-insulated block, east and west walls are to receive 3 inches of fiberglass insulation and metal siding. Additional insulation is to be installed in the ceiling of the existing building.

Preliminary Engineering Report  
Arcadia Volunteer Fire Co., Inc.  
July 30, 1981

A new boiler is to be installed which will match the heat loss for the total facility. The old boiler will be removed. With the insulation package described, we feel the new boiler will, in fact, be of less capacity than the existing boiler - and will provide greater operating efficiency. A separate water heater will be installed to provide domestic hot water.

The new building will provide space for the additional fire fighting equipment and additional area for banquet facilities.

The project will produce a more energy efficient facility, provide additional space for income producing functions, and at the same time provide increased fire protection capabilities.

## D. Building Site

The existing site is of sufficient size to accommodate the new addition. There is an existing common access road to the east of the facility. The addition can be built with a minimum of grade changes as the existing elevations are very nearly finished floor.

## E. Cost Estimates

The construction cost for the facility is estimated at \$125,000.00. The engineering fees for the project are \$4,800.00.

## F. Annual Operating Budget

We have calculated the heat loss for the proposed addition and projected an annual heating cost of \$2,550.00 based on oil costs of \$1.20 per gallon (see attached).

## Conclusion

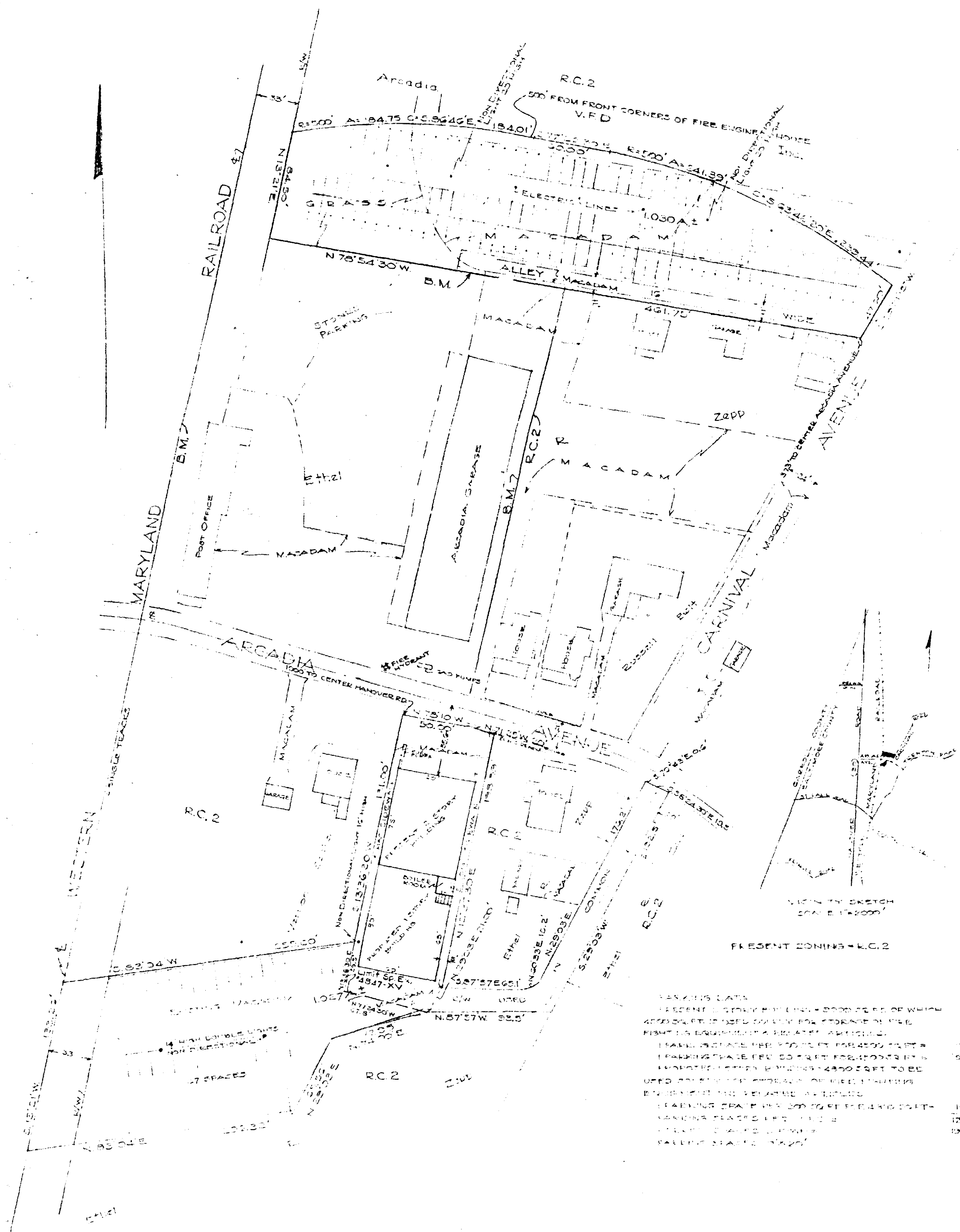
We feel that the proposed addition is necessary to provide increased fire fighting capabilities in northern Baltimore County. The approach to the project is appropriate for the site and enhancements to existing facility will produce a more energy efficient facility.

*Ralph E. Phillips III*  
Ralph E. Phillips III  
President  
PCI ENGINEERING, INC.

REP/as



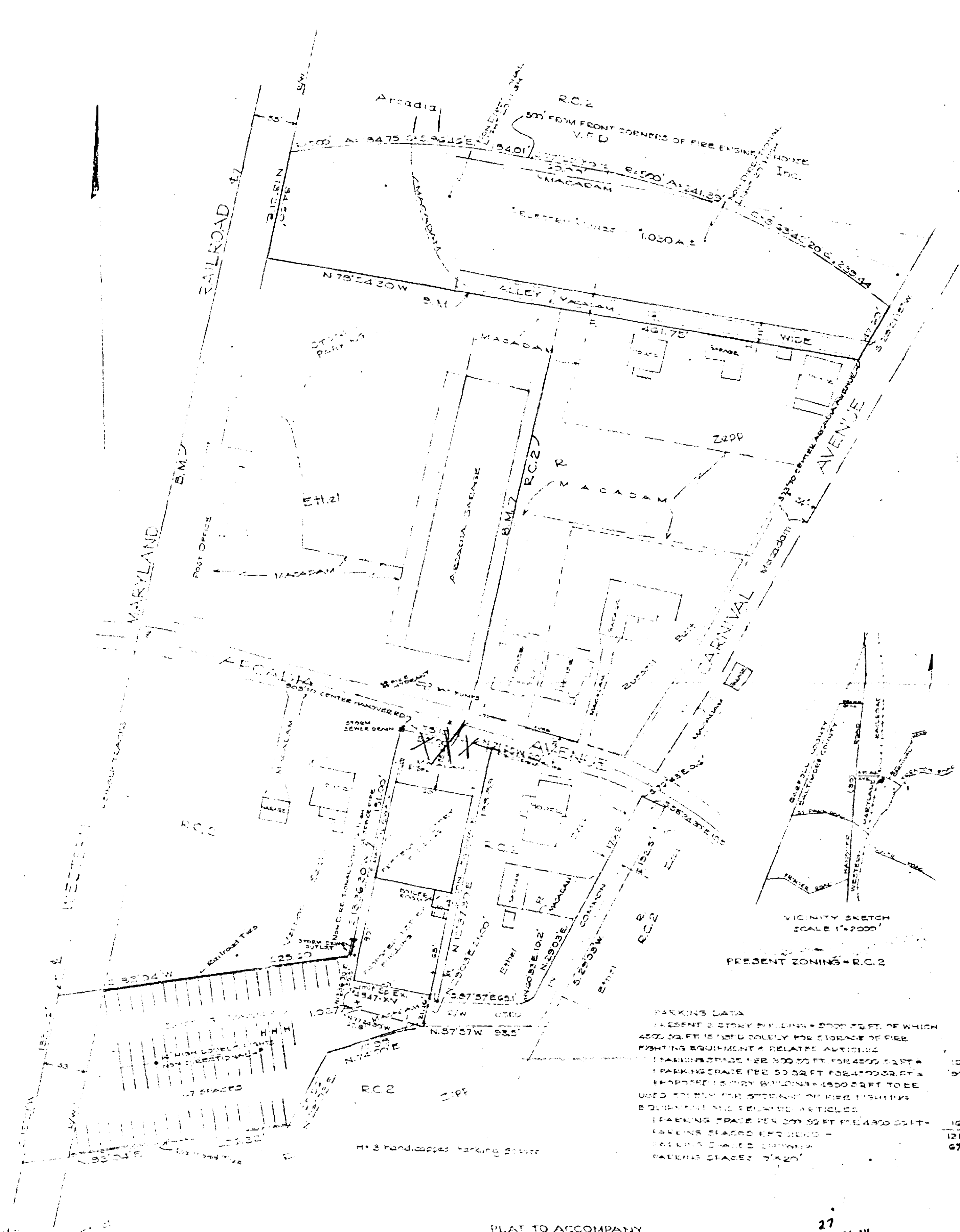




ARCADIA VOLUNTEER FIRE COMPANY, INC.  
 OR DISTRICT BALTIMORE COUNTY, MD  
 SCALE 1"=50'  
 DATE 11/11/81  
 BY 11/11/81

PLAT TO ACCOMPANY SPECIAL  
 EXCEPTION NO. 4947-XV

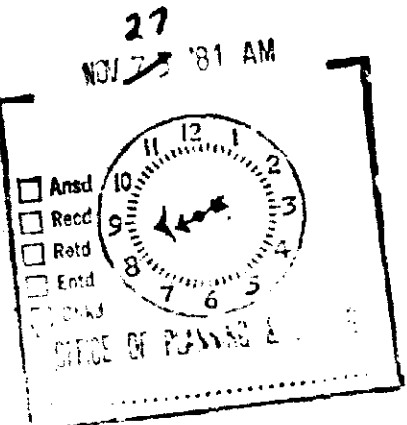
11/11/81



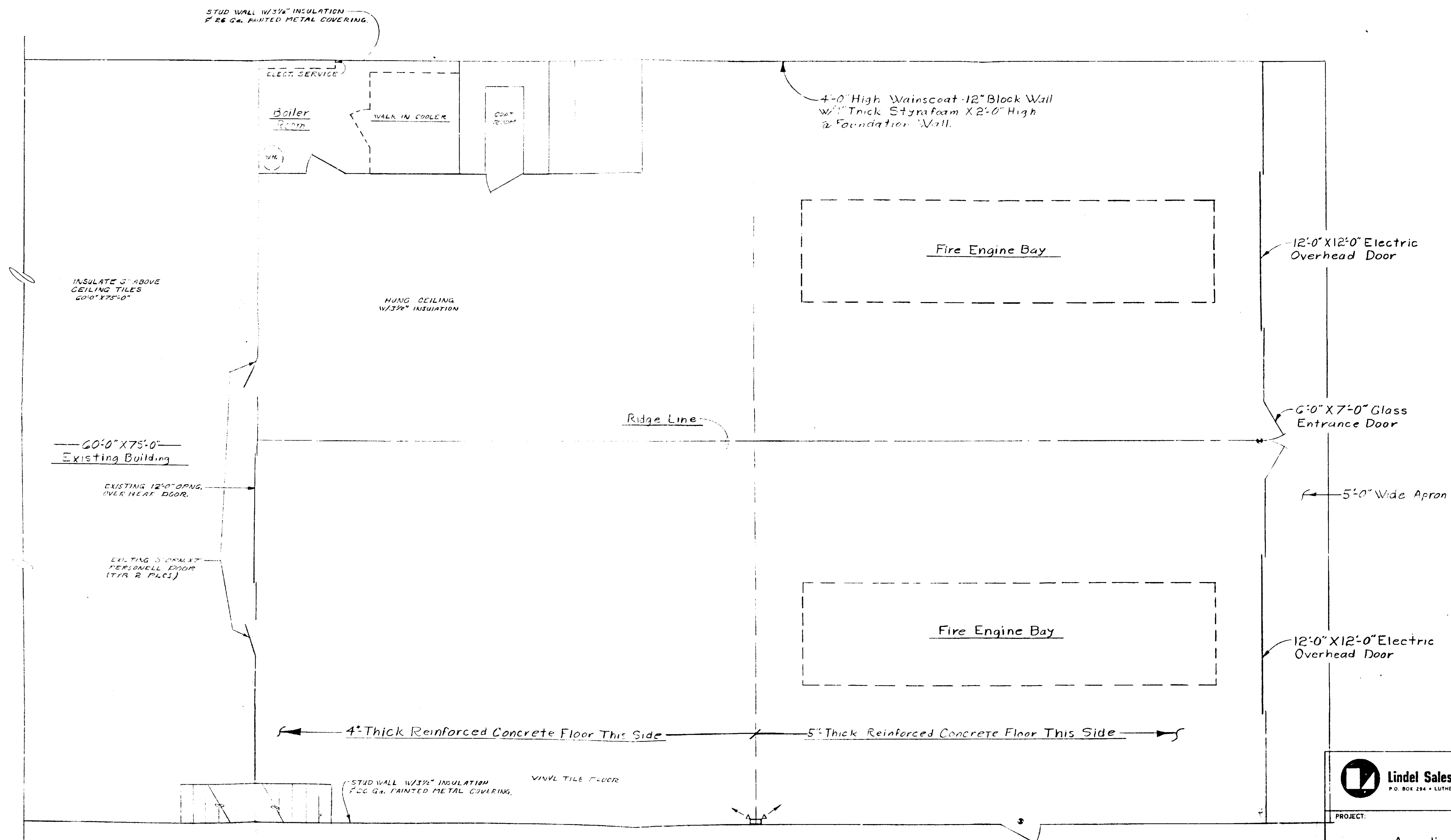
ARCADIA VOLUNTEER FIRE COMPANY, INC.  
 OR DISTRICT BALTIMORE COUNTY, MD  
 SCALE 1"=50'  
 DATE 11/11/81  
 BY 11/11/81

PLAT TO ACCOMPANY SPECIAL  
 EXCEPTION NO. 4947-XV

11/11/81



REVISED PLAT



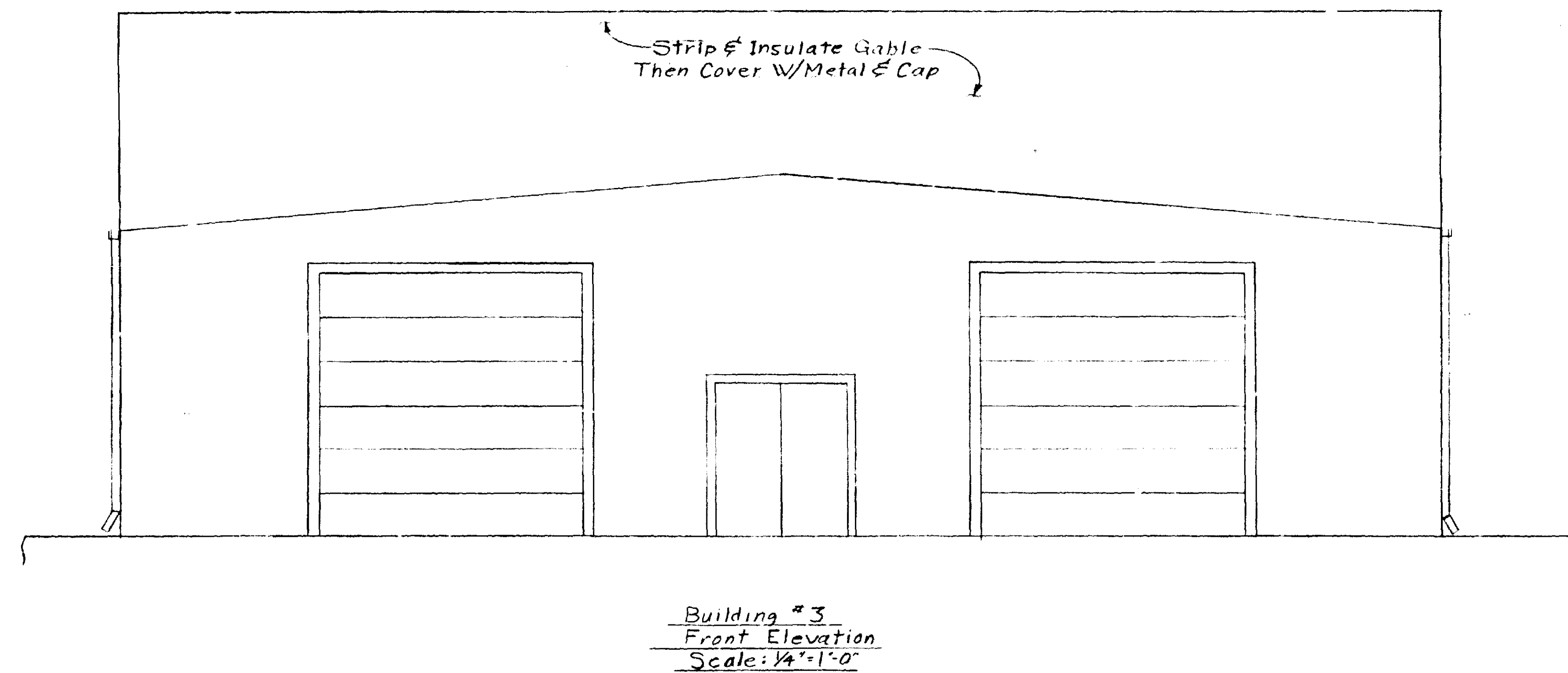
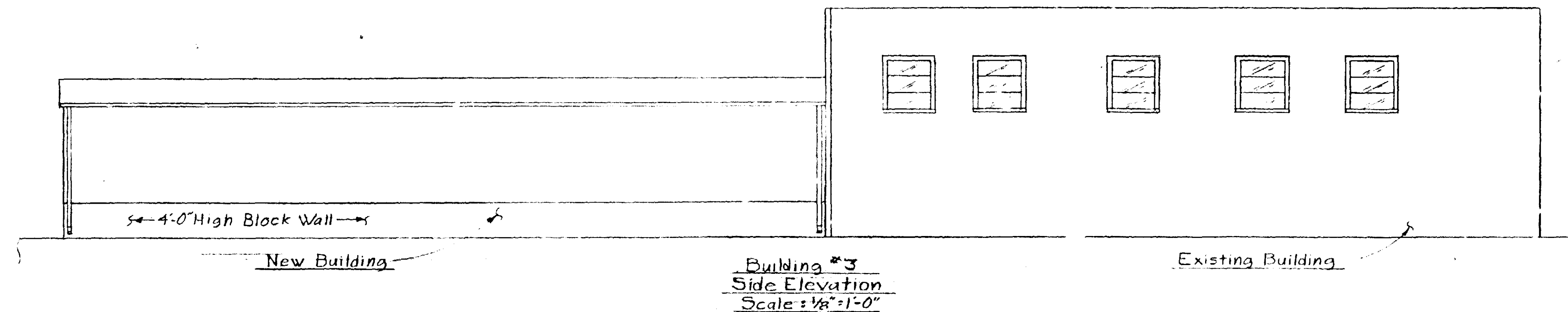
Floor Plan Bldg. 3  
Scale: 1/4" = 1'-0"

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**Lindel Sales & Building Co., Inc.**  
P.O. BOX 294 • LUTHERVILLE, MARYLAND 21093 • TELEPHONE (301) 321-0284

PROJECT:		
Arcadia Fire Dept. Fire House Building #3		
SHEET TITLE:		
Floor Plan		
DRAWN:	CHECKED:	APPROVED:
M.V.		
DATE:	SHEET NUMBER	
3/24/81	3-A	





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3/24/81	3B	